

1 Kennita L. Watson
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4 Palo Alto, California 94306
5 Telephone: (650) 204-1446
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8 UNITED STATES BANKRUPTCY COURT
9
10 NORTHERN DISTRICT OF CALIFORNIA

11 In re

12 IDUN WILLIAM WISER,

13 Debtor.

Case No. 15-30628-HLB

Chapter 7

14 **DECLARATION OF KENNITA L. WATSON**
15 **IN SUPPORT OF MOTION FOR RELIEF**
16 **FROM AUTOMATIC STAY**

17 Date: TBD

18 Time: 1:00 p.m.

Place: Courtroom 23

235 Pine St, 23rd Floor

San Francisco, CA

Judge: Hon. Hannah L. Blumenstiel

19 I, Kennita L. Watson, declare as follows:

20 1. I have personal knowledge of the facts set forth in this declaration, and if called as a
21 witness I could testify thereto.

22 2. I am the prior owner of the real property located at and commonly known as 4021
23 Fair Oaks Avenue, Menlo Park, California 94025 (the "Property").

24 3. On December 23, 2014, I transferred the Property to Mahmood Azad by grant deed.
25 Prior to that time, I had not knowingly transferred the Property in whole or in part to any other
26 person. Specifically, I never knowingly transferred any part of my interest in the Property to
27 debtor Idun William Wiser, and I never received any compensation or consideration for such a
28 purported transfer. A true and correct copy of the recorded grant deed to Mahmood Azad is

1 attached hereto as Exhibit A.

2 4. Debtor has falsely claimed in previous litigation that I transferred the Property to
3 him by unrecorded grant deed, dated March 10, 2009. I never consented to the transfer of my
4 interest in the Property to debtor and never received any consideration for such a purported
5 transfer. Any deed, including Exhibit B, is either forged or was procured by undue influence and
6 fraud.

7 5. In essence, as my self-proclaimed "conservator" (and boyfriend), Mr. Wiser had
8 sufficient power and influence over me that he could, and often would, order me to sign legal
9 documents, deny me copies of anything I signed, and make me do anything he wanted. I could not
10 deny him. If I did not comply with his requests, he would ceaselessly harass and bother me until I
11 relented, and my severe disability did not allow me to physically or psychologically escape. I live
12 in significant fear of being alone in the presence of debtor.

13 6. I am permanently disabled and suffer from severe multiple sclerosis, and debtor and
14 his mother have repeatedly over the past 15 years taken financial advantage of me, rising to the
15 level of elder abuse. I have received permanent and temporary elder-abuse restraining orders for
16 debtor and his mother. These events are more fully detailed in my emergency application for stay
17 relief set for hearing on July 8, 2015 and my current Santa Clara Elder Abuse cases against them.

18 7. At all times, Mr. Azad was informed by me that I was the sole owner of the
19 Property and that I was the sole title holder. In fact, I sent Mr. Azad the email attached hereto as
20 Exhibit C. The signed statement I made in Exhibit C was true at the time I made it and remains
21 true to this day.

22 I declare under penalty of perjury under the laws of the United States of America that the
23 foregoing is true and correct, and that this Declaration is executed on July 3, 2015, at San Jose,
24 California.

25
26 /s/ Kennita L. Watson
Kennita L. Watson
27
28

EXHIBIT A

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Mahmood Azad
1743 Beach Park Blvd.
Foster City, CA 94404

2015-001417

1:36 pm 01/07/15 DE Fee: 18.00
Count of Pages 2 UN
Recorded in Official Records
County of San Mateo
Mark Church

Assessor-County Clerk-Recorder



* R 0 0 0 1 9 5 9 7 0 1 *

Space Above This Line for Recorder's Use Only

A.P.N.: 060-131-260

File No.: 4101-4784461 (mat)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$684.20; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- [] computed on the consideration or full value of property conveyed, OR
[X] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[X] unincorporated area; [X] City of ~~Menlo Park~~, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kennita Watson, an unmarried woman**

hereby GRANTS to **Mahmood Azad, a married man as his sole and separate property**

the following described property in the unincorporated area of the County of **San Mateo**, State of **California**:

THE SOUTHWESTERLY 100 FEET, RIGHT ANGLE MEASUREMENTS OF LOTS 21 AND 22 IN BLOCK 42, AS SHOWN ON THAT CERTAIN MAP ENTITLED "NORTH FAIR OAKS (SUBDIVISION NO. 3) SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON APRIL 20, 1908 IN BOOK 6 OF MAPS AT PAGE 7.

Grant Deed - continued

Date: 12/22/2014

A.P.N.: 060-131-260

File No.: 4101-4784461 (mat)

Dated: December 22, 2014


Kennita Watson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Ohio)SS
COUNTY OF Cuyahoga)

On December 23, 2014, before me, Justin McCrone, Notary Public, personally appeared Kennita Watson

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





JUSTIN MCCRONE
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
March 3, 2019

This area for official notarial seal

EXHIBIT B

Recording Requested By:
Kennita L. Watson

When Recorded Mail to:
I William Wiser
3790 El Camino Real, #369 #369
Palo Alto, CA 94306

TITLE ORDER NUMBER

ESCROW NUMBER

GRANT DEED

The undersigned grantor declares
Documentary transfer tax is:

- C
- [] computed on value of property conveyed less value of encumbrances remaining at time of sale
 - [] Unincorporated Area of Menlo Park, California


Kennita L. Watson

Kennita L. Watson, the undersigned Grantor declared for a valuable consideration, receipt of which is hereby acknowledged, Kennita L. Watson hereby GRANTS to I William Wiser, a single man, the following described real property in the unincorporated area of Menlo Park, County of San Mateo, State of California, With the street address of: 4021 Fair Oaks Avenue
[SW] 100 ft of lots 21+22 BLK 42 North Fair Oaks No 5 RSM 6/7
See attached Exhibit "A"

APN: 060 -131-260


Kennita L. Watson, a single woman

DATED: March 10, 2009

STATE OF CALIFORNIA

SS

COUNTY OF SANTA CLARA

On March 10th, 2009, before me, SUDHA J. PATEL, notary, personally appeared Kennita L. Watson, who proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that She executed the same in her authorized capacity, and that her signature on the instrument the person, or the entity upon behalf of which person acted, executed the instrument

EXPIRATION: March 18th, 2011

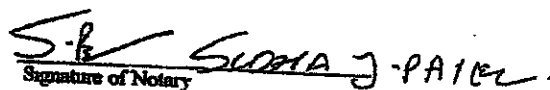

Signature of Notary

Exhibit "B"
Bpp complete

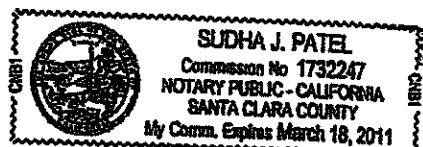


EXHIBIT C



Kevin McCrone <mccronenotary@gmail.com>

FW: Sound Mind and Free Will Statement (2 of 2 e-mails for Kennita Watson)

1 message

Trujillo, Mary Ann <matrujillo@firstam.com>
To: "mccronenotary@gmail.com" <mccronenotary@gmail.com>
Cc: "edocs@initialhere.com" <edocs@initialhere.com>

Mon, Dec 22, 2014 at 2:20 PM

Please print this page, as requested by Ms. Watson to be signed with the sellers instructions. Thank you.

From: Kennita Watson [mailto:kennita@kennita.com]
Sent: Monday, December 22, 2014 11:02 AM
To: Trujillo, Mary Ann
Cc: Mark L.
Subject: Sound Mind and Free Will Statement

On Monday, December 22, 2014, I, Kennita Watson, will be willingly signing papers for the sale of 4021 Fair Oaks, Menlo Park, which to my knowledge is entirely in my name. I hope to invest the net proceeds, save any needed for legal, sale staging, or structural repair or other related necessary expenses, in an interest bearing living trust, to make life a little safer and easier after my disability payments end.

Since I moved out of 4021 Fair Oaks, the house has been used as a Sober Living Environment. I understand the tenants' rents have been covering my mortgage. Upon suggestion of friends and family, I have made multiple visits, with my family, to attorneys in Ohio to advise me these matters. I am signing these contracts of my own free will.

Sworn on 12/22/14

Kennita L. Watson